

Before the Board of Zoning Adjustment, D. C.

Application No. 11440, of James Dolan, pursuant to Section 8207.1 for a variance from the lot occupancy requirements of the R-4 zone to permit the erection of a three story addition and stair-tower to an existing apartment house at 327 E Street, S. E., Lot 24 and 25, Square 794.

HEARING DATE: August 29, 1973

EXECUTIVE SESSION: February 21, 1974

FINDINGS OF FACT:

1. Applicant proposes to erect a three story addition and stair-tower.
2. The permitted lot occupancy in the R-4 zone is 40 percent. The existing apartment building exceeds 40 percent lot occupancy by 353.12 square feet.
3. The proposed addition would be 178.25 square feet in area which, if allowed, would be a variance of 541.37 square feet from the required 40 percent lot occupancy.
4. Support was registered by the Capitol Hill Restoration Society at Public Hearing.
5. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant's request cannot be granted. The applicant has not carried his burden of proving a practical difficulty or hardship as required by the regulations to support his request for a variance. The Board concludes that this variance of 541.37 square feet would substantially impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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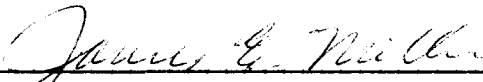
ORDERED:

That the above application be DENIED.

VOTE: 3-1-0 (Mr. Harps absent, not voting & Mr. McIntosh
dissenting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By: _____


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER: **MAR 27 1974**